

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Ramanayyapeta Gram Panchayat – Certain variation in the Master Plan - Change of land use from Agricultural use to Residential use in R.S.No.292/1 of Ramanayyapeta Gram Panchayat, Kakinada Rural Mandal, East Godavari District to an extent of Ac.1.00 cents - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 732

Dated the 24th October, 2008.

Read the following:-

1. G.O.Ms.No.389 MA., dated 10.9.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1907/2008/R-I, dated 29.5.2008.
3. Government Memo. No.9457/H1/2008-1, Municipal Administration and Urban Development Department, dated 17.7.2008.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.1907/2008/R, dated 6.9.2008.
5. Government Memo. No.9457/H1/2008-2, Municipal Administration and Urban Development Department, dated 27.9.2008.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.563, Part-I, dated 30.9.2008.

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ORDER:

The draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 389 MA., dated 10.9.1975 was issued in Government Memo. No.9457/H1/2008-2, Municipal Administration and Urban Development Department, dated 27.9.2008 and published in the Extraordinary issue of A.P. Gazette No. 563, Part-I, dated 30.9.2008. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 6.9.2008 has stated that the Panchayat Secretary, Ramanayyapeta Gram Panchayat has informed that the applicant has paid an amount of Rs.8,300/- towards conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996 for the proposed change of land use. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To
The Commissioner of Printing, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.
The Panchayat Secretary, Ramanayyapeta Gram Panchayat, Kakinada Rural Mandal,
East Godavari District.
The Municipal Commissioner, Kakinada Municipal Corporation, East Godavari District.

Copy to:

The individual through the Panchayat Secretary, Ramanayyapeta Gram Panchayat,
Kakinada Rural Mandal, East Godavari District.
The District Collector, East Godavari District, Kakinada.
The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

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APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 563, Part-I, dated 30.9.2008 as required by clause (b) of the said section.

VARIATION

The site in R.S.No.292/1 of Ramanayyapeta Gram Panchayat, Kakinada Rural Mandal, East Godavari District to an extent of Ac.1.00 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Agricultural use in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No. 389 MA., dated 10.9.1975 is designated for Residential use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map GTP No.31/2008/R, which is available in Municipal Office, Kakinada Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall take prior approval before commencing the developmental activity from the competent authority.
8. The applicant shall handover the road affected portion of 56.66 Sq.Mtrs. on western side to the Ramanayyapeta Gram Panchayat at free of cost through Registered gift deed before taking up any development activity.
9. The original width of puntha as per records shall be restored and shall be proposed to widen 60 feet wide as per Master Plan.
10. The Panchayat Secretary, Ramanayyapeta Gram Panchayat shall take action to remove the encroachment of puntha towards western side of the site under reference.

SCHEDULE OF BOUNDARIES

North	:	Other houses and vacant site in R.S.No.291/3 & 5.
East	:	Existing 38 feet wide road (i.e., dead end) and others houses.
South	:	Others vacant site in R.S.No.292(Part)
West	:	Existing 45 to 55 feet wide puntha road to be widened to 60 feet wide as per Master Plan.

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER